

# \$669,900 - 44 Valleyview Drive Sw, Medicine Hat

MLS® #A2221400

**\$669,900**

3 Bedroom, 3.00 Bathroom, 1,880 sqft  
Residential on 0.23 Acres

SW Hill, Medicine Hat, Alberta

Welcome to this one-of-a-kind walkout bungalow, perfectly perched to capture sweeping views from its expansive deck. This home offers the best of space, style, and locationâ€”with 3+1 spacious bedrooms, 3 full bathrooms, and over 3,000 sq ft of living space designed for comfort and entertaining.

Step inside to an open-concept main floor featuring vaulted ceilings with exposed wood beams, creating an airy, rustic elegance. Enjoy cozy evenings by two wood-burning fireplacesâ€”one in the main living area and another in the walkout basement.

The bright kitchen opens to a generous dining area and a large deckâ€”perfect for summer BBQs or quiet morning coffee with a view. The primary suite includes ample closet space and ensuite bath, while the walkout level adds flexibility with a guest bedroom, large rec room, sauna, and direct access to a huge sloping yard ideal for gardening, play, or simply enjoying nature.

A double attached garage, unique curb appeal, and central location close to schools, parks, and amenities make this a rare opportunity. Donâ€™t miss your chance to own this exceptional property!

Built in 1985

## Essential Information



MLS® #	A2221400
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,880
Acres	0.23
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Valleyview Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A8E4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	3
Zoning	R-LD

**Listing Details**

Listing Office	RIVER STREET REAL ESTATE
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.